

138.0

0001

0015.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

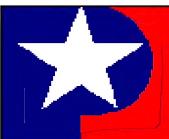
882,900 / 882,900

USE VALUE:

882,900 / 882,900

ASSESSED:

882,900 / 882,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		SPRING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RUBIN SMALL JOEL/DAVIS NETTA	
Owner 2:	
Owner 3:	

Street 1: 45 SPRING STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHARTER ELIZABETH MORGAN -

Owner 2: CHARTER GARETH M -

Street 1: 45 SPRING STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1840, having primarily Clapboard Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7650	Sq. Ft.	Site			0	90.	0.85	10									584,550						584,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7650.000	298,300		584,600	882,900		88292
							GIS Ref
							GIS Ref
							Insp Date
							09/30/17

PREVIOUS ASSESSMENT								Parcel ID	138.0-0001-0015.A	PRINT		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2022	101	FV	298,300	0	7,650.	584,600	882,900		Year end	12/23/2021		
2021	101	FV	289,600	0	7,650.	584,600	874,200		Year End Roll	12/10/2020		
2020	101	FV	289,500	0	7,650.	584,600	874,100	874,100	Year End Roll	12/18/2019		
2019	101	FV	230,100	0	7,650.	617,000	847,100	847,100	Year End Roll	1/3/2019		
2018	101	FV	230,100	0	7,650.	454,700	684,800	684,800	Year End Roll	12/20/2017		
2017	101	FV	228,200	0	7,650.	435,200	663,400	663,400	Year End Roll	1/3/2017		
2016	101	FV	228,200	0	7,650.	402,700	630,900	630,900	Year End	1/4/2016		
2015	101	FV	215,800	0	7,650.	337,700	553,500	553,500	Year End Roll	12/11/2014		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
CHARTER ELIZABE	33102-413	6/20/2001			425,000	No	No			10651
FISHER WILLIAM	25240-458	3/24/1995			187,500	No	No	Y		ASR Map:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/4/2012	1274	Manual	3,229	C					9/30/2017	Meas/Inspect	HS	Hanne S
4/10/2006	251	Porch	10,000	C		G7	GR FY07	FARMERS PORCH	4/18/2013	Info Fm Prmt	EMK	Ellen K
9/9/2004	844	Manual	8,000	C				replace sills /new	3/13/2009	Inspected	163	PATRIOT
5/29/1998	337	Redo Kit	16,000	C				8X14 WDK/REM KITCH	2/24/2009	Measured	372	PATRIOT
									10/12/2001	MLS	MM	Mary M
									11/10/1999	Meas/Inspect	263	PATRIOT
									5/7/1996		CM	

 Sign: VERIFICATION OF VISIT NOT DATA

